MINUTES

CITY OF LAKEWOOD

BOARD OF BUILDING STANDARDS/ ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW

MARCH 14, 2019 at 5:30 P.M.

LAKEWOOD CITY HALL AUDITORIUM

4	D 11	C 11
	KOII	Call

Board Members

Others

Robert Donaldson, Vice Chairperson

Alex Harnocz, Planner, Board Secretary

Brian Grambort

Bryce Sylvester, Director, Planning and Development

Amy Haney, Chairperson

Allison Hennie, Urban Designer

David Maniet

A motion was made by Ms. Haney, seconded by Mr. Grambort to **EXCUSE** the absence of John Waddell. All of the members voting yea, the motion passed.

2. Approve the minutes of the February 14, 2019 meeting

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the February 14, 2019 meeting minutes. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

The following items were Summary Approved at the pre-review meeting on March 7, 2019. A motion and a second are needed for approval.

SUMMARY APPROVED SIGN REVIEW

OLD BUSINESS

4. **Docket No. 02-13-19**

13607 Detroit Avenue

Vitruviance

() Approve

Tom Runger

() Deny

Vitruviance

() Defer

1801 E. 12th Street, Apt. 921

Cleveland, Ohio 44114

Applicant proposes window and awning signage. This item was deferred February meeting. (Page 14)

Approved with condition: "Inform Your Fitness" is orange in color.

NEW BUSINESS

5. **Docket No. 03-25-19**

17006 Madison Avenue

Blossom Cleveland

() Approve

Megan Robinson

() Deny

Blossom Cleveland LLC

() Defer

17006 Madison Avenue

Lakewood, Ohio 44107

Applicant proposes signage in the sign board. (Page 130)

Approved with condition: Remove "Blossom Cleveland" vinyl sign from window

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the summary approved. All of the members voting yea, the motion passed.

the motion passed.			
REO	PEN ITEM		
SIGN	N REVIEW		
6.	Docket No. 07-87-18		15700 Detroit Avenue
			Lakewood United Methodist Church
	() Approve		Dan Beeman
	() Deny		Wagner Electric Sign Co.
	() Defer		7135 W. Ridge Road
			Lakewood, Ohio 44107
	Applicant proposes a new digital g with the expectation it would be rec		s item was withdrawn administratively at the November 2018 meeting (Page 5)
Dan I	Beeman, Wagner Electric Sign Co., appl	icant was presen	t to explain the request.
			g and lighting of the logo, details about the capstones, type of stone, and no additional comments. Public comment was closed.
•	tion was made by Ms. Haney, seconded LED display will be a single color. If the members voting yea, the motion pa		on to APPROVE with the following condition(s):
OLD	BUSINESS		
ARC	HITECTURAL BOARD OF REVIE	$\mathbf{E}\mathbf{W}$	
7.	Docket No. 02-09-19	C	13701/13901 Detroit Avenue and 1406 Wyandotte
			Avenue
			Detroit and Bunts Market Rate Apartments
	() Approve		Jerome Solove
	() Deny		Jerome Solove Development, Inc.
	() Defer		470 Olde Worthington Road, Suite 200
			Westerville, Ohio 43082
	one parking garage on 2.12 acres,	pursuant to sec	nned development consisting of two mid-rise apartment buildings and tion 1156 – planned development. The property is located in a C3, as deferred from the February meeting. (Page 11)
Appli	icant had previously contacted Planning	Staff and reques	ted deferral to the April meeting. No presentation was made.
	otion was made by Ms. Haney, seconde bers voting yea, the motion passed.	d by Mr. Donald	dson to DEFER the item until the April 11, 2019 meeting. All of the
8.	Docket No. 02-04-19	R	V/L Baldwin Place
	() Approve		Kevin C. Hoy, Sr. and Lisa Hoy
	() Deny		17812 Baldwin Place
	() Defer		Lakewood, Ohio 44107

Applicant proposes the construction of a new home on a vacant lot to the west of 17812 Baldwin Place. This item was deferred from the February meeting. (Page 9)

13900 Lake Avenue

Kevin C. Hoy, applicant and property owner, was present to explain the request.

The members questioned the garage roof color, asked about the elevation points of the property, paint color of the foundation, suggested the garage door and door colors match, details of the fascia boards. The members liked the proposal. The staff asked about the stone facing on the column posts and suggested the first and second floor railings match. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Grambort to APPROVE with the following condition(s):

- The first and second floor railings match as per shown in the elevation.
- The garage roof should match the new roof coloring.
- Siding should terminate at least six inches above the ground, and the foundation will be painted.

C

All of the members voting yea, the motion passed.

NEW	RU	SIN	ESS
NEW	\mathbf{p}	OII.	

ARCHITECTURAL BOARD OF REVIEW

Docket No. 03-19-19

Lake Avenue Homes

() Approve David L. Swindell
() Deny WXZ Residential, LLC
() Defer 22720 Fairview Center Dr., #150
Fairview Park, Ohio 44126

Applicant proposes a Planned Development of five, two-story homes. (Page 49)

Staff provided a synopsis of the proposed Planned Development.

Paul Glowacki, Dimit Architects was present to explain the request.

The members liked the proposal, particularly the front units architecturally but thought the interior units did not look like they belonged; questioned the setbacks of Units A situated in the front yard and too close to the road; grading of the property; suggested tandem garages; discussed the interior open space; materials and colors of the front units; the brick wall; massing; etc. Public comment was taken.

Staff explained the Planning Commission ("PC") and Architectural Board of Review's roles in the process. The approval of PC's review on March 7th was to allow the developer to proceed with the proposal, not final approval.

The members asked if Unit C could be reduced in size, moved, etc. in order to increase the rear setback. Discussion continued about all of the setbacks.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** until the April 11, 2019 meeting. All of the members voting yea, the motion passed.

10.	Docket No. 03-16-19	R	894 Beach Road	
	() Approve () Deny () Defer		David Maddux The Arcus Group, Inc. 1244 Smith Court Rocky River, Ohio 44116	

David Maddux, The Arcus Group, Inc. was present to explain the request.

Members asked about the parapet, railing, siding, and metal roof; they said it was an attractive addition. Staff had no comments. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Grambort to APPROVE with the following condition(s):

- There is cable railing.
- The cedar siding matches the existing.

All of the members voting yea, the motion passed.

Applicant proposes a new attached garage that is below grade and accessed from West Clifton Boulevard. (Page 28)

Andrew Erker, ACE Design, and Darren Mancuso, Relief Properties, applicant were present to explain the request.

Members asked about speed limits, curb cuts, steps, materials, placement of the porch railing system, light fixtures, etc. Staff said the railing system should look more like a porch, not a deck; extend the brick veneer up the garage to the siding panels; decorative light fixtures. Public comment was closed. Staff reviewed the proposal and did not think there would be issues with the location of the proposed driveway.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to APPROVE with the following condition(s):

- The brick foundation wall wraps the top of the garage.
- The railing on top of the garage is detailed as a porch railing.
- There is decorative lighting on both sides of the garage door (to be administratively approved at plan submittal).
- The garage door is submitted in a cut sheet (white with black detailing).

All of the members voting yea, the motion passed.

11. Docket No. 03-18-19 () Approve () Deny () Defer Stephen N. Jouriles SNJ Design Studio 12518 Clifton Boulevard Lakewood, Ohio 44107

Applicant proposes the construction of a two-car attached garage. (Page 34)

Stephen N. Jouriles, SNJ Design Studio, applicant was present to explain the request.

The members liked the proposal. Staff said the addition was beautiful. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the request as per the March 10, 2019 submission. All of the members voting yea, the motion passed.

12. Docket No. 03-20-19 C 16000 and 15801 Detroit Avenue Market Rate Apartments

() Approve	Jerome Solove
() Deny	Jerome Solove Development, Inc.
() Defer	470 Olde Worthington Road, Suite 200
	Westerville, Ohio 43082

Applicant proposes a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues. (Page 71)

Staff provided a synopsis of the proposed project.

Jerome Solove, Jerome Solove, Development, Inc., applicant and Bhakti Bania, BBCo Design were present to explain the request.

The members said the proposal was beginning to work well with area, especially along Detroit Avenue. Discussion continued with the suggestion to add a fourth floor to the Detroit-facing portion of the project, which could eliminate some of the rear density. The Board asked about the number of units, materials, entry doors, lobbies, location of the elevator, the commercial building, the garages, garbage and pickup, and much more.

Public comment was taken.

- Concerns about parking.
- Property values of rentals/owner occupied homes.
- Height of buildings.
- Require a shade/light study.
- Concern about pedestrians crossing Detroit Avenue to get to the pool/amenities.
- Transition setbacks of the buildings to the residential properties.
- Privacy concerns.
- No crosswalks.
- Luxury apartments are not needed in the area.
- Require noise pollution and traffic studies.
- Too many traffic lights on Detroit Avenue already.
- Project will create a negative impact on the neighborhood.
- Existing homes are showing being zoned Commercial.
- Incorporate sandstone of the existing building into the new building.

Response to comments:

- Parking is under Planning Commission purview.
- Pedestrian safety will be evaluated.
- Approximately 80% are studio/one-bedroom units and 20% are two-bedroom units.
- Lighting has to follow the ordinances; no light spillage on adjacent properties is allowed.
- Traffic/parking plan is required as part of the Planning Commission approval.

The members said they would be looking at the landscaping, buffers, transitions, flow of the services, RTA stop, etc. Staff would research the home that showed commercial zoning.

A motion was made by Ms. Haney, seconded by Mr. Grambort to **DEFER** until the April 11, 2019 meeting. All of the members voting yea, the motion passed.

Applicant proposes a 1,000 square foot addition to an existing structure. (Page 83)

Robert Corna, Prime Gas Station, applicant was present to explain the request.

The members confirmed the location of the addition, proposed colors, and no signage on the windows and canopy overhang of the door opening. Staff liked the update. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to APPROVE with the following condition(s):

- The metal and trim are black.
- The brick is beige.

All of the members voting yea, the motion passed.

Items 14 and 15 called together			
14. Docket No. 03-26-19 C 15408 Madison Avenue		15408 Madison Avenue	
	Omitted from Agenda in error		Book Brothers
	() Approve		Chris Elfers
	() Deny		Book Brothers
	() Defer		15408 Madison Avenue
	•		Lakewood, Ohio

Applicant proposed adding awnings and signage; alterations to storefront system.

Chris Elfers, Book Brothers, applicant and Adam Elfers were present to explain the request.

The members did not like the idea of Velcro mullions, wanted to see an awning sample, discussed knee wall colors and design, logo color on against the yellow awning, use color from the knee wall and apply to the awning, the lit awning appears to be signage. Staff said they needed to see samples and photographs. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** until the April 11, 2019 meeting. All of the members voting yea, the motion passed.

15.	Docket No. 03-22-19	18607-09 Detroit Avenue GTI Ohio LLC
	() Approve () Deny () Defer	Robert George GTI Ohio LLC 18605 Detroit Avenue Lakewood, Ohio 44107

Applicant proposes new building for a Medical Marijuana Dispensary at PPN 311-18-088 Detroit Avenue. (Page 98)

Margaret Blum, Development Manager with Greenberg Farrow Architects; Adam Robbins, GTI; and Jim Riley (spelling) were present to explain the request.

The members asked about the translucent vinyl film on the front windows, the color striping in the windows, creating visual interest from the street, specifications about the wall signs and blade signs, discussed the rear lighting, etc. Public comment was taken.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to APPROVE the request with the following condition(s):

- The design for the front window vinyl covering is submitted to staff for approval.
- All of the signs are to have routed letters and borders.

All of the members voting yea, the motion passed.

16. Docket No. 03-24-19 () Approve () Deny () Defer 4221 Madison Avenue Western Reserve Distillers Ann M. Thomas Western Reserve Distillers 6549 Thornbrook Circle

Applicant proposes two business signs with white acrylic lettering and a wooden circle sign above the Madison Avenue entry. (Page 126)

Hudson, Ohio 44236

Kevin Thomas, Western Reserve Distillers was present to explain the request.

The members said the three separate business signs caused confusion for the two business entrances. It was suggested to rearrange the signage, change the medallion into a blade sign, and place the restaurant sign on the copper canopy. Public comment was closed. Staff asked for clarification about the blade sign.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to APPROVE the request with the following condition(s):

- "Western Reserve Distillers" is increased in size to 115%, moved to the east, and centered within the area of lights.
- The medallion sign is converted to a blade sign and place between the door and the window at code height.
- Stack the stand-up letters of the word "distill" on top of the canopy; the word "table" is on the face of the canopy; placed on the west side and over the door.

All of the members voting yea, the motion passed.

17. Docket No. 03-23-19 13427 Madison Avenue TOST – A Sandwich Café

() Approve Tom Karakostas () Deny TOST

() Defer 13427 Madison Avenue Lakewood, Ohio 44107

Applicant proposes signage for a new business at 13427 Madison Avenue. (Page 119)

Tom Karakostas, TOST, applicant was present to explain the request.

The members liked the signage in the sign band as presented. Discussion continued about placement of the window signage. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to APPROVE the request with the following condition(s):

- The band over the door is not orange color.
- The vinyl numerals for the address over the door are white color.
- The text in the orange sign band is lower case lettering.

All of the members voting yea, the motion passed.

ADJOURN

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **ADJOURN** at 10:13 p.m. All of the members voting yea, the motion passed.

Signature

Date







Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:	SIGN NAME:
1. Dan Beamun	Canto
2 KEUIN HOY	Keftonl
3. Gaynel Mellino	L' Mellino
4 SUDY EAKER	
5. Jassen Manago	Sant Man
6 Jerone Solove	
2 SHAKETI BANIA	
8. Joe Kell, 9. Will ui	FRETRI SPIROLUAP
2. Wille un	May Jerry
10. Myrad And	Stophen Bowentie
11 Bul	Herin Thomas
Prepared by: The City of Lakewood Law Departme	ent, 12650 Detroit Ave., Lakewood, Ohio 44107
FOR CITY US	E ONLY
Lakewood Administrative Procedure: ■ ABR/BBS □ Citiz Tax Appeals □ Loan Approval □ Nuisance Abatement App	zens Advisory 🗆 Civil Svc. 🗅 Dangerous Dog 🚨 Income eals 🗅 Parking 🗅 Planning 🗅 Zoning Appeals 🗅 Other:
Date of Proceeding: Thursday, Ma	rch 14, 2019





Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME: 1. Pointle Prer	SIGN NAME:
2. Dereny Schwert	5
3. TOMMY RARAKOTAS	1 pylint
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Prepared by: The City of Lakewood Law Do	epartment, 12650 Detroit Ave., Lakewood, Ohio 44107
Lakewood Administrative Procedure: ABR/BBS	R CITY USE ONLY Citizens Advisory Civil Svc. Dangerous Dog Income It Appeals Parking Planning Zoning Appeals Other:
Date of Proceeding: Thursday	March 14, 2019

From:

Planning Dept

To: Subject: Sylvester, Bryce; Harnocz, Alex; Milius, Katelyn

Subject: Date: FW: Market Rate Apartments Monday, March 11, 2019 8:40:16 AM

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: James O'Barsky [mailto:obarskyjames@gmail.com]

Sent: Sunday, March 10, 2019 3:08 PM

To: Planning Dept

Subject: Market Rate Apartments

Hello Katelyn:

My name is Jim O'Barsky I live at 1419 Orchard Grove. I attended The Planning Commission meeting on Thursday 03/07/2019, and I have some definite questions and concerns about the proposed project at 16000 Detroit Ave and 15801 Detroit Ave and the Lakewood Community Vision.

The only "vision" I see is how to crowd as many people into a limited space as possible, and creating an eyesore for many of its residents. I am not saying this vindictively or with any malice towards the developer. I believe housing, retail and the use of a Mixed Use Overlay tool is an excellent way to adopt Lakewood Community Vision but this plan does neither. The parking situation makes absolutely no sense. The parking on the streets mentioned in the proposal are filled after sundown, with the excess spilling over into Barry's empty lots. With that said the two proposed housing buildings North and South respectively are vastly disproportionate in garage spaces vs. apartments. At the meeting last Thursday I did not hear any concrete numbers on apartment numbers in each building just a total of 150 total apartments and garage spaces on the first floor only witch will shield the view of 82 surface and covered vehicle spaces on the North building and 44 parking spaces behind and under the structure on the South building. According just to these figures there is a very real potential of over 300 vehicles just from the people occupying these apartments. Another way of looking at it is the south building will have roughly 70 apartments with a very real potential of 140 vehicles with parking for 44 in the south building alone. Again where is the "vision".

Furthermore no one would like a 35' wall 12' away with windows staring down in their house . This type of proposal affects the quality of life for the neighbors and tenants, A good quality of life consists of having family and friends coming over celebrating holidays and visiting, all of this will be seriously jeopardized if there is no place to park. Has the developer considered the turn over rate when tenants realize their quality of life has been compromised for space.

In conclusion this effects everyone's quality of life.

Yours Truly:

Jim O'Barsky

From:

Planning Dept

To: Subject: Date: Harnocz, Alex; Milius, Katelyn; Sylvester, Bryce FW: Inquiry Regarding Planned Development Monday, March 11, 2019 8:41:04 AM

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: Ben M [mailto:bmeasor90@gmail.com] Sent: Sunday, March 10, 2019 2:18 PM

To: Planning Dept

Subject: Inquiry Regarding Planned Development

Hello,

I'm writing to inquire about a future development.

I received a letter regarding a review and approval of a parking garage and two mid rise apartments on 13701/13901 Detroit Ave and 1406 Bunts Road.

Unfortunately I was not available to make the review meeting in February and would like to know if there is an estimated time as to when construction will begin on these developments?

I'm sorry I don't mean to be over analytical, and I'm not angry or anything (emails never convey tone), but one other thing. This construction would quite literally be right outside my window and I'm just thinking of the integrity of my electronics, keeping windows open in the summer and dust and dirt flying everywhere and whatnot. I may or may not being looking for a new apartment in the area but I guess I was wondering if you could let me know what are the general laws in Lakewood regarding what times construction can take place are? This may help my decision making.

Thank you for your time,

Ben

Jennifer Dussault 1420 Orchard Grove Avenue Lakewood, Ohio 44107

Re: Docket No. 03_20_19 16000 and 15801 Detroit Ave. Market Rate Apartments

Katelyn Milius,

My name is Jennifer Dussault, I live at 1420 Orchard Grove Avenue and I have not only lived in the city of Lakewood for the past 48 years but in the same home. I was raised here and have raised 4 children here. I have seen nearly half a decade of change throughout this city and it is only recently that I see changes I do not like for the family friendly community that I once knew. Empty storefronts, vacant doubles, and urban like high-rises being built on every corner possible.

The only "vision" I see and have read here is the financial benefit of a developer collecting high rent from 150 tenants. Nothing in this proposal seems to benefit the city of Lakewood or its residents. Lakewood is supposed to be a family friendly suburb and I'm not sure why anyone is trying to or allowing it to slowly become an urban area riddled with high-rises. I'm curious as to how many of the recently built apartment complexes are currently vacant not to mention all the empty storefronts down Detroit and Madison Avenues. Lakewood already has an extremely diverse variety of housing opportunities such as single family homes, duplexes, multi-family homes, apartment buildings and condominiums, as well as housing for low income families and the elderly. I see no need for any more housing to be built when there are plenty of options open and available. Our homes are nicely spaced apart and this project will only put buildings on top of us. I've enjoyed looking out my windows for nearly fifty years and not staring at brick walls as I'm sure my neighbors have as well. I've enjoyed being able to see my children walk to a mailbox that no longer exists on my street corner, I enjoy being able to watch my children from afar as they begin their journey each day off to school. I like looking out my window and seeing the beautiful United Methodist Church as well as Detroit Avenue and its traffic and hearing the sounds of public transportation and church bells ring. I do not wish to be cemented in.

As the developer states "this project will create a district unto itself", there is nothing in here benefitting the current residents, their families, children, the elderly, or this community as a whole "holistically embodying what Lakewood is". A suburb! The only thing in this proposal mentioning any benefit to current residents is "the incorporation of public spaces" but upon further reading that only consists of a very small area called a "pocket park" or a "greenspace". What is a "pocket park", a patch of grass with a park bench? Actually it looks as though there might be a tree behind one of the buildings in the plans. Is this the "greenspace"? This is absurd. The definition of "streetscape" consists of urban roadway. Again, Lakewood is a suburb!

Page 2 From Jennifer Dussault Re: Docket No. 03_20_19 Market Rate Apartments

The planned buildings look as though they are butt up against the sidewalk with no room for living things other than human traffic. "First rate amenities such as an outdoor pool, sun deck, lounge, fitness facility, and meeting rooms" will solely benefit residents of said buildings and not the currents families who reside in Lakewood. The "project" will create an unnecessary, unneeded, and unwanted "district unto itself"! Even the "commercial building" will house amenities soley for tenants. This proposal is ludicrous!

Parking is already an issue for current residents. Most of the homes in the surrounding area are duplexes. Common sense tells us that there are more than one vehicle per home. In fact the double I share with my brother consists of 2 conversion vans with trailers, 1 mini bus, 1 mini van, 1 suv, and 3 other vehicles. That's like 10 parking spots and no they don't all fit in the driveway. I realize this is excessive and not the norm however most double homes use parking for up to 4 cars. The single family home next door has 3. The residents of Orchard Grove Ave. currently use all the parking spots up to the corner of Detroit Ave. and with Barry Buick being empty are also using a few spots in the lot. I have seen people from Rosewood Ave. parking in Barry Buick's empty lot as well as church overflow from Detroit Ave. There are already 2 apartment buildings on Cranford Ave.that only have access to street parking. For there to be a proposed total of 182 parking spots for 150 tenants is ridiculous. 28 of those are in the "bowling alley" shaped lot 2 blocks away. Tenants are not going to park there if they can park closer on Orchard Grove, Brockley or Rosewood taking up current residents parking. Tenants are going to park on our side streets alongside the buildings again taking up current residents parking spaces. Using sound judgement it is easy to assume that each tennant will have approximately 2 vehicles per apartment. With that being said the need for at least 300 parking spaces would better suffice for "ample parking". God forbid they have visitors, company, guests, family visiting etc. that also goes for the current residents of Rosewood, Cranford and Orchard Grove Ave. having visitors. It truly is preposterous.

Lakewood does not need anymore high-rise urban apartment buildings in its suburb.

Sincerely,

Jennifer Dussault

From:

Planning Dept

To:

Sylvester, Bryce; Milius, Katelyn; Harnocz, Alex

Subject: Date: FW: Barry Buick Development Site Thursday, March 14, 2019 8:26:26 AM

Johanna Schwarz

Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

From: Jeremy Schwerdt [mailto:jeremyschwerdt@gmail.com]

Sent: Thursday, March 14, 2019 7:52 AM

To: O'Leary, Sam **Cc:** Planning Dept

Subject: Re: Barry Buick Development Site

Sam,

Thank you so much.

My question at this point is what would be the benefit of attending tonight's ABR meeting? Based on our conversation, it doesn't sound like citizens can make any difference. If the property is zoned commercially - and is sold commercially - it is what it is. As a citizen and as a homeowner, what difference can I possible make?

Best regards,

Jeremy Schwerdt 1335 Brockley Avenue Lakewood, OH 44107 216/905-8468 (cell) jeremyschwerdt@gmail.com

On Mon, Mar 11, 2019 at 2:26 PM O'Leary, Sam < Sam.OLeary@lakewoodoh.net> wrote:

Hi Jeremy,

I've cc'd the email address for the planning commission, which is planning@lakewoodoh.net

From: Jeremy Schwerdt < jeremyschwerdt@gmail.com >

Sent: Friday, March 8, 2019 6:28 AM

To: O'Leary, Sam

Subject: Re: Barry Buick Development Site

Hi Sam,

Can you please provide me with a POC for the Planning Commission?

Thank you so much.

Best regards,

Jeremy Schwerdt 1335 Brockley Avenue Lakewood, OH 44107 216/905-8468 (cell) jeremyschwerdt@gmail.com

On Mon, Mar 4, 2019 at 6:10 PM Jeremy Schwerdt < jeremyschwerdt@gmail.com wrote:

Hi Sam,

Thank you so much for taking the time to speak with me this afternoon.

It's great to know that other citizens have also voiced their concerns. Additionally, it is extremely reassuring to hear that City Council is listening.

Following your advise, I would like to reach out to the Planning Commission. Can you please provide me with a point of contact and/or contact information for that department. As discussed, I will cc you on my email that outlines my apprehension to the former Buick Dealer development site.

Thank you, again.

Best regards,

Jeremy Schwerdt 1335 Brockley Avenue

	Lakewood, OH 44107
	216/905-8468 (cell)
	jeremyschwerdt@gmail.com
	On Mon, Mar 4, 2019 at 3:39 PM O'Leary, Sam < Sam.OLeary@lakewoodoh.net > wrote:
	Jeremy,
	Wonderful speaking to you this afternoon. Let's set up time talk soon.
on the second second	Thanks,
entre consequent	
THE PARTY WHEN THE PARTY	
ANYBRAINA	Sam

From:

Planning Dept

To: Subject: Sylvester, Bryce; Milius, Katelyn; Harnocz, Alex FW: Market Rate Apartments Concerns Wednesday, March 13, 2019 8:35:03 AM

Date:

Johanna Schwarz
Administrative Assistant II
Department of Planning and Development
City of Lakewood
12650 Detroit Avenue
Lakewood, Ohio 44107
216-529-6631
216-529-5907 fax

----Original Message----

From: Elissa Kelly [mailto:elissakelly85@gmail.com]

Sent: Tuesday, March 12, 2019 3:30 PM

To: Planning Dept

Subject: Market Rate Apartments Concerns

Hi Katelyn,

This is Elissa Barlik and Joe Kelly, and we live in the neighborhood of all this exciting new stuff! (By the way it's awesome to see another LW grad in Lakewood doing amazing things! Hope all has been well!)

We were not able to make the meeting about the new proposals, but our neighbor Jim filled us in on all the info. We are at 1423 Orchard Grove.

We are excited by some of the ideas that were discussed, but feel the same way as the rest of our neighborhood about a few keys issues.

First, the main issue is parking. It seems as though there will no nowhere near enough parking for all of these units. In most households now, two cars is pretty basic and according to the letter written by the builder I'm seeing about 180 parking spaces for 150 units. Unless there will be some kind of strict rule set by the apartments that each household can only have 1 car, you are easily looking at 250 + vehicles. (Not to mention visitors) With only 154 parking spaces, that will be not even close to enough. Lakewood is already a very congested city and we think that squeezing 150 + people and more cars with no parking into these corners is just too much. Detroit is already way to congested. Congested to the point that most Lakewoodites I know avoid it at all costs on weekends. (Don't get us started on the stop lights).

The height of the building that will be on our corner also concerns us with the lack of privacy that we and my neighbor Jims house will experience. I am not at all thrilled with the idea of 35+ windows staring down into my back yard.

I also did not see much being built that would provide us with anything new. (Shopping, restaurant opportunities etc.) It looks like it is all amenities for the people who will be living in these apartments. If this is not the case, please let me know, because I want to make sure I have the correct information.

My other question is will these apartments be rent only or up for sale, and if so how much? I understand the Lakewood housing boom is attracting people, however, folks like my neighbors and I cannot afford for taxes to go up again. We would like to be able to stay in Lakewood.

All together with this, I don't see where this will be doing our neighborhood any good the way the plan is now. We are all in agreement in our area, that we do NOT want this the way it currently is.

All we see is way more people, way to many cars who will be parking on our street, more traffic on our street, the

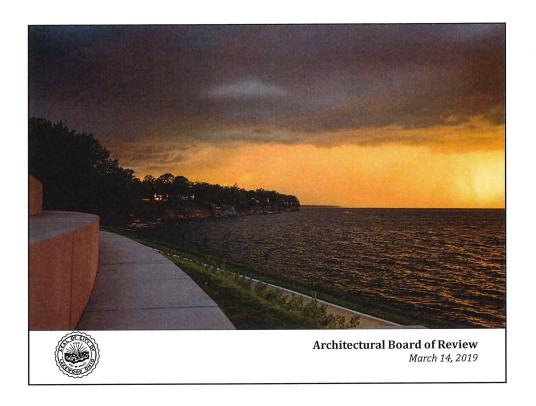
possibility that a light will have to be put in to accommodate the uptick in traffic (which no one on our street wants) less privacy, possibly higher taxes (depending on the details), nothing to use or that benefits us, all for the sake of making money. Lakewood is just so congested already.

The neighbors I have talked to across the board all feel the same way. Not all of this is bad. The basic concepts are good, but we would like to see more that would benefit the area and the neighborhood. At the very least, make sure enough parking will be available, whether that means reducing the number of units or increasing the number of spaces or both.

While I realize you will never make everyone happy, these concerns seem to be across the board. I am hoping the builder will take the consideration of the neighborhood seriously and rethink some of these things.

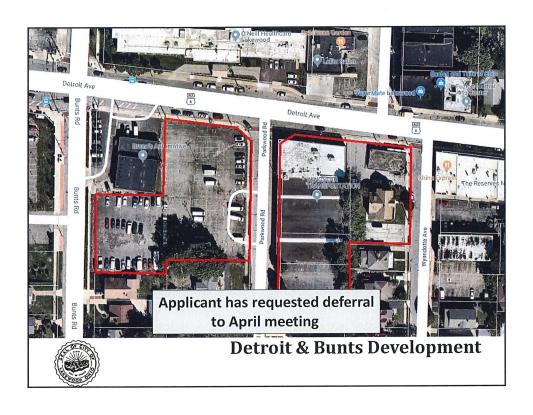
Thank you for all the hard work you put in and for listening to the concerns. Keep up the good work girl and again, its so cool to see another LW grad working for our city!

Elissa and Joe Kelly

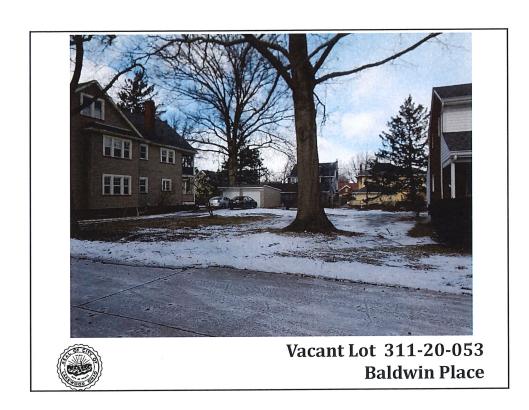


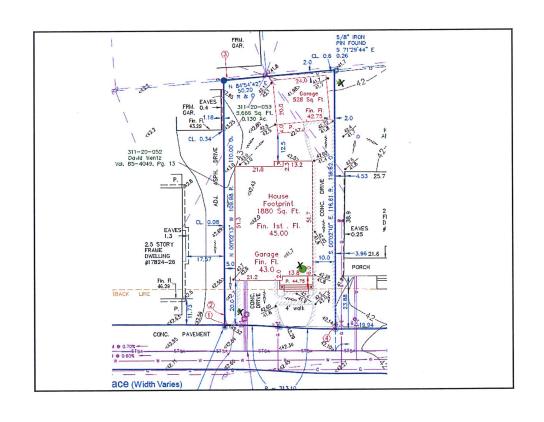


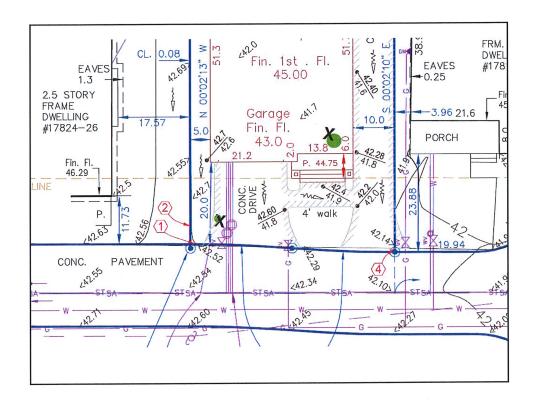
13607 Detroit Avenue
Vitruviance
Condition: "Inform Your Fitness"
in Orange











NEW BUSINESS

4. Docket No. 02-02-19 V/L Baldwin Place

Kevin C. Hoy, Jr., property owner and applicant proposes the construction of a new home and garage on a vacant lot to the west of 17812 Baldwin Place; three variances are required, pursuant to sections 1123.09(a), 1123.09(c), and 1123.07; the property is located in an R2, Single and Two-Family district. (Page 3)

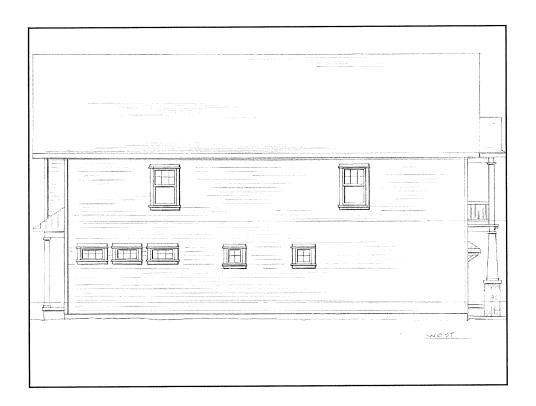
- The construction of a new primary structure (house) that is 1,880 sq. ft. in area. The maximum allowable area coverage for a principal structure is 25% of the total lot, or 1,416.5 sq. ft. The proposed structure exceeds the maximum allowable by 8.2%, or 463.5 sq. ft. A variance of 463.5 sq. ft. is requested, pursuant to section 1123.09(a).
- The construction of a new accessory structure (garage) that is 528 sq. ft. in area. The maximum allowable area coverage for an accessory structure is 25% of the rear yard or 480 sq. ft., whichever is greater. The applicant is allowed 492 sq. ft. and is requesting a variance to exceed maximum allowable rear yard coverage by 1.8% or 36 sq. ft., pursuant to section 1123.09(c).
- The construction of a new primary structure (house) and place the rear foundation at 38.5 feet from the rear line setback. The minimum required distance to place the rear foundation is 40 feet from the rear property line. A variance of 1.5 feet is requested, pursuant to section 1123.07.

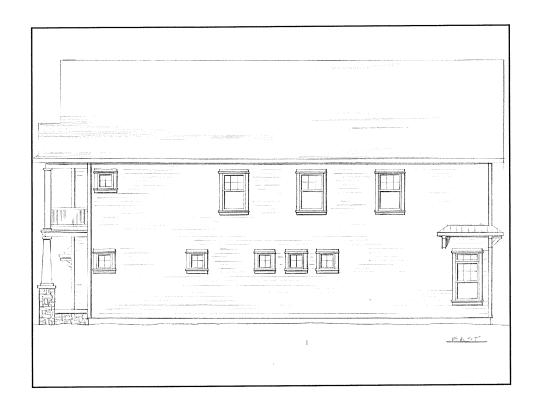
Approved by Board of Zoning Appeals February 21, 2019



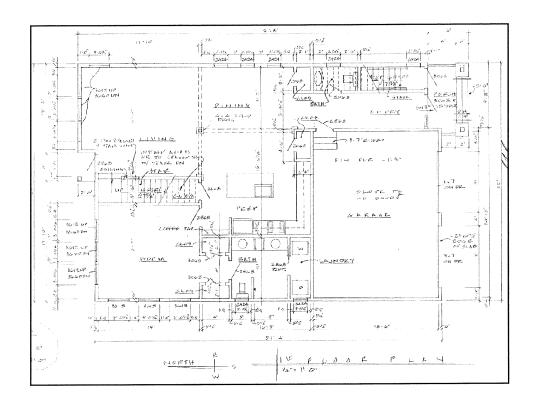


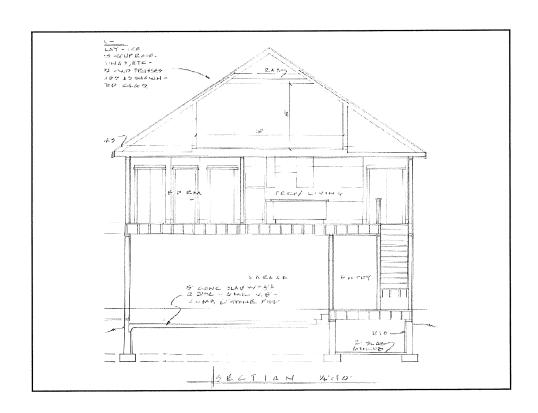




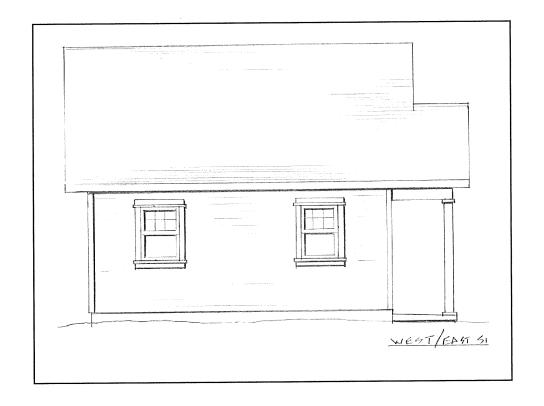


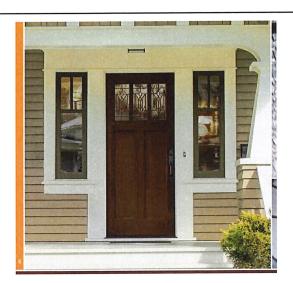






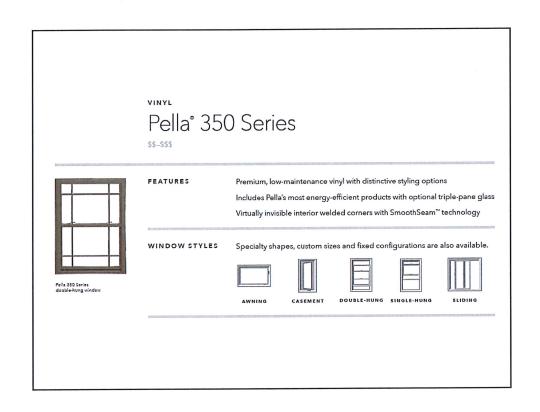


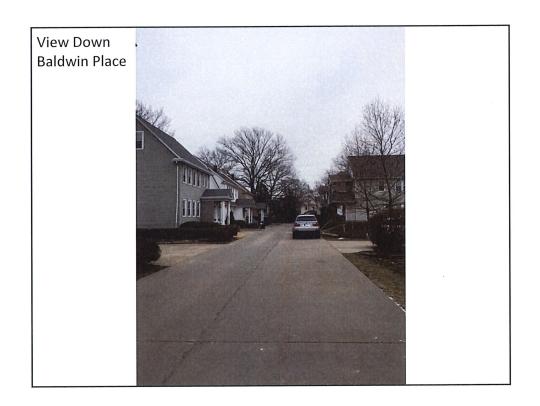




Proposed Door



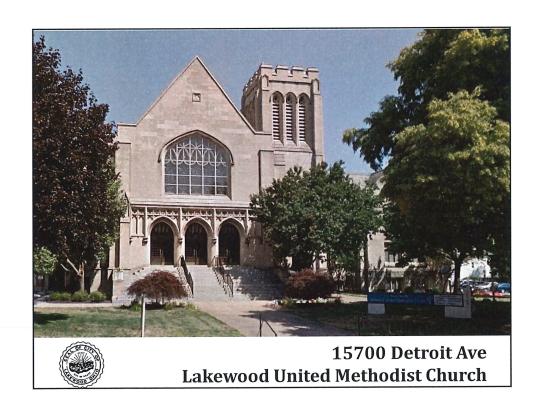


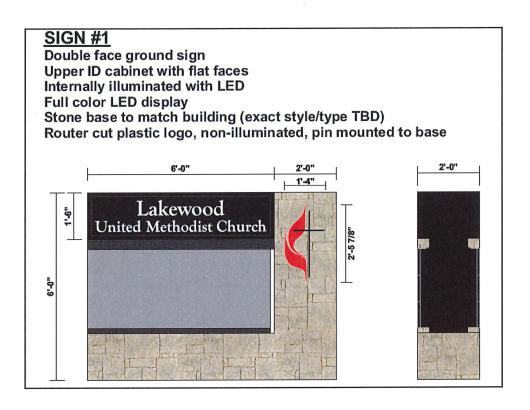


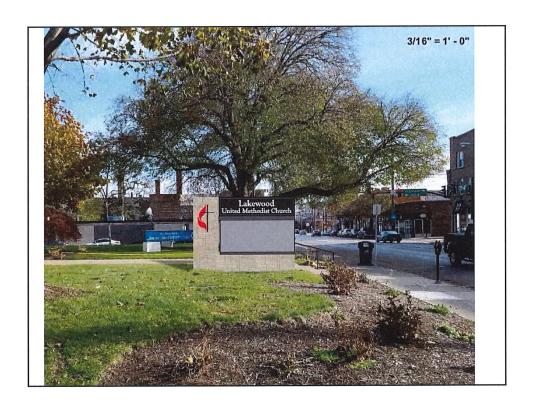




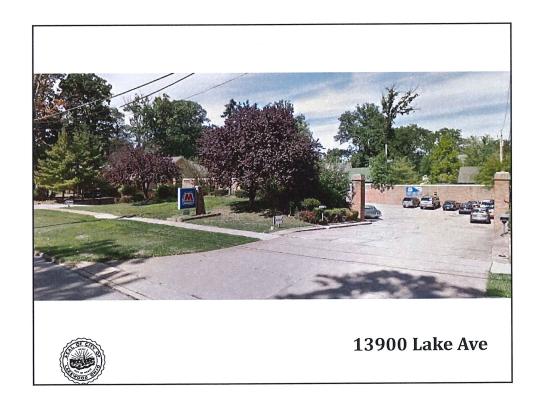












Planned Development Approval Process

Request Tonight: Deferral

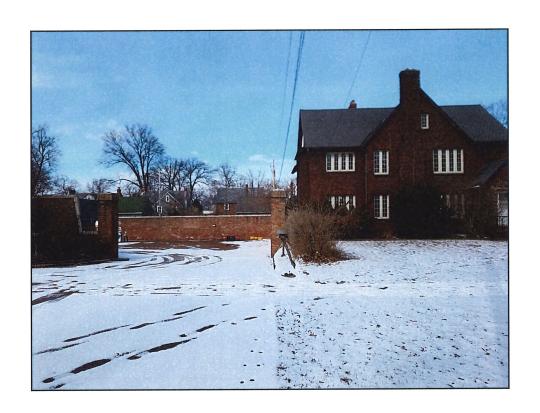
- Planning Commission reviews plan for preliminary approval introduced March 7, 2019 → Preliminary Approval
- 2. Allows the developer and Architectural Board of Review to proceed to 1156.05 Design Principles
- 3. Planning Commission reviews and approves final development
- 4. Architectural Board of Review reviews and approves Final PD Plan to be in compliance with 1156.05
- 5. City Council approves Planned Development zoning

After PC Preliminary approval ABR is charged with Review of:

- Building and Site Design
- Building Materials
- · Pedestrian Access and Circulation.
- Parking
- Landscaping and Screening
- Streetscape Improvements
- · Service Area and Mechanical Screening.
- Lighting
- Fences
- · Urban Open Space
- Amenities

1325.03 PURPOSES OF BOARD.					
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stewardship, options, quality

Protect and enhance the quality and character of our residential neighborhoods

Vision goals:

- Support a variety of housing options that meet the needs of our diverse community
- Provide a variety of housing types that meet the needs of the whole community including seniors, low-moderate income families, and special needs households
- Encourage new and infill development which is complementary to the scale and character of surrounding residential uses
- Preserve the historic character of residential neighborhoods through education and support of quality design

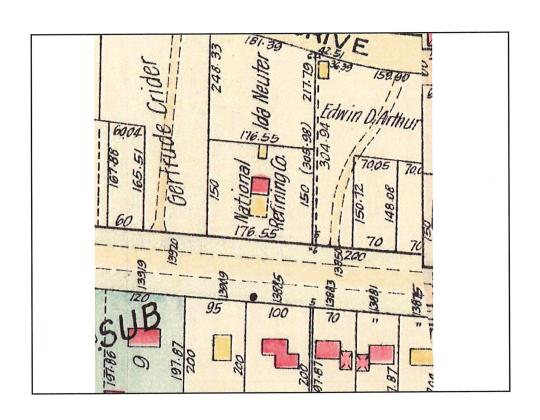


Base Zoning: R1M – Single Family Residential, Medium Density

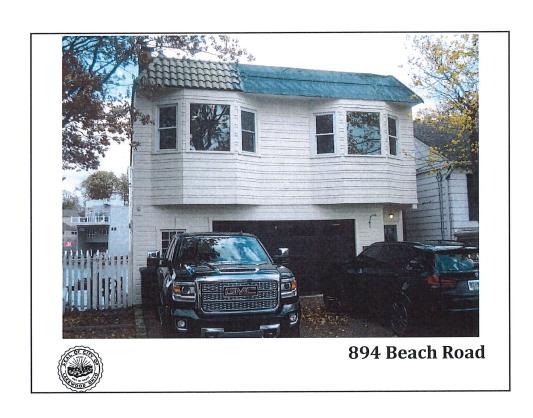
- 60 feet of frontage required
- Minimum 9,000 square foot lot
- Setbacks: Front = 50 feet, Rear = 40 feet, Sum of Sides = 20 feet
- Lot coverage up to 25%

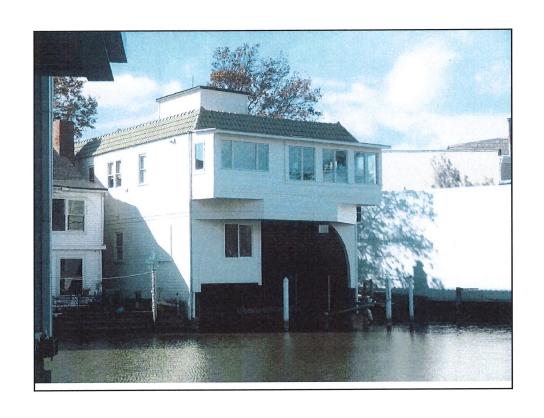


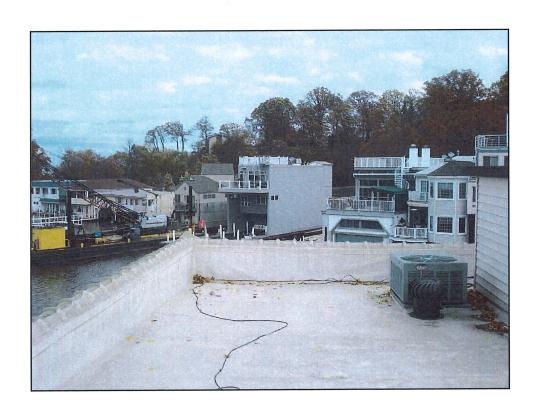
"By Right" development on this site would be two single-family residential homes

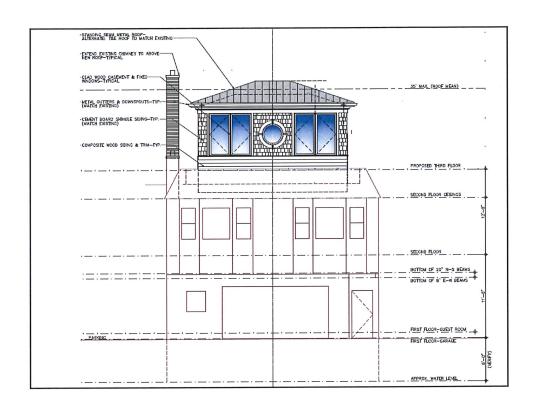


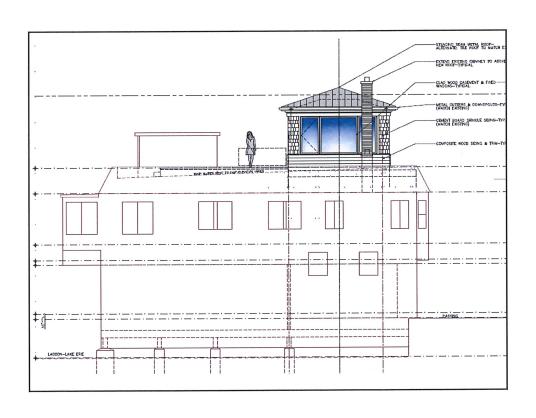


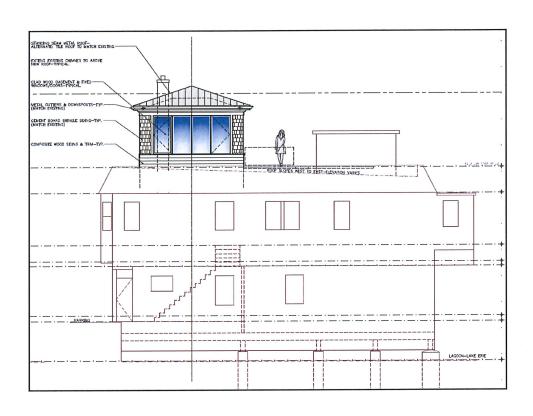


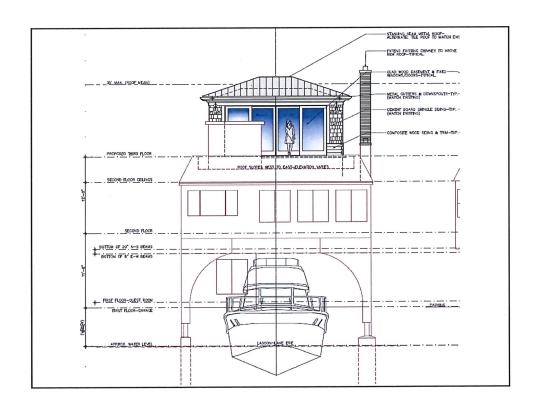


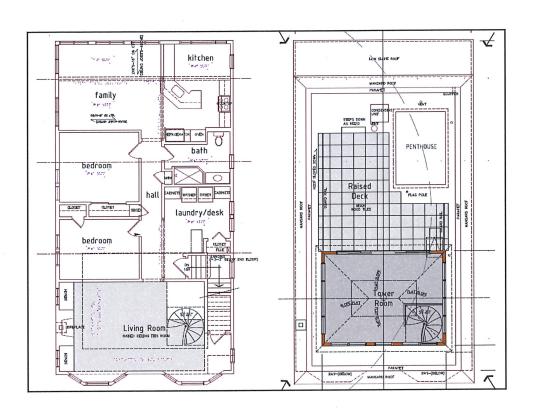




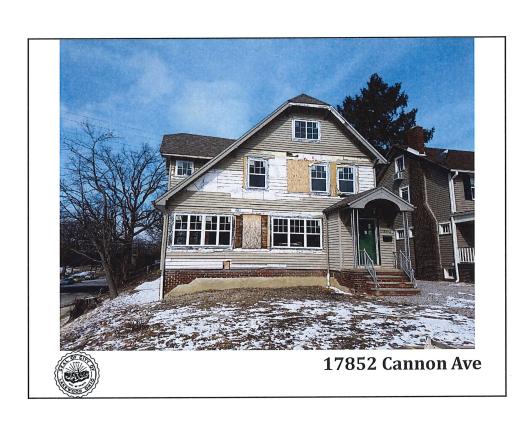


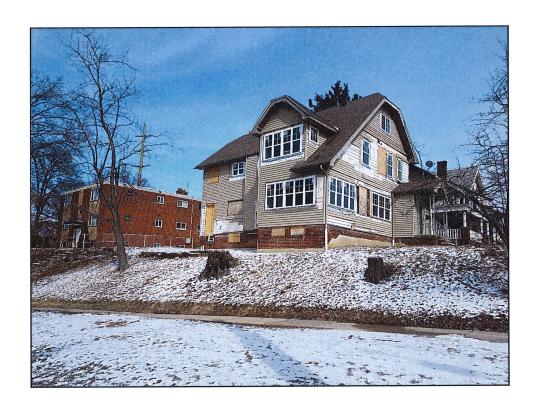


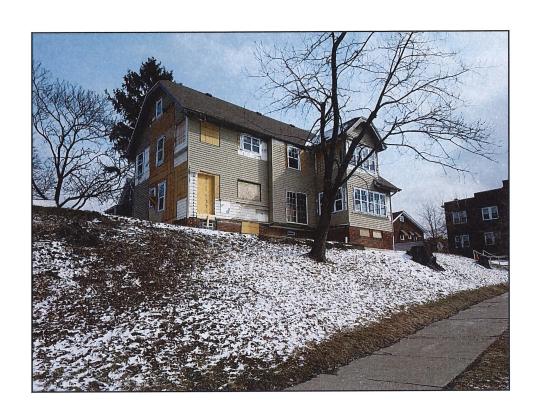


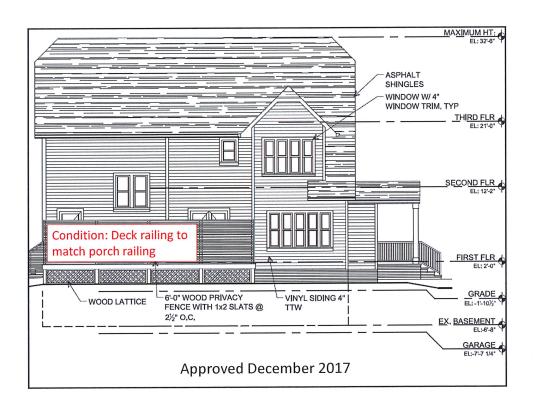




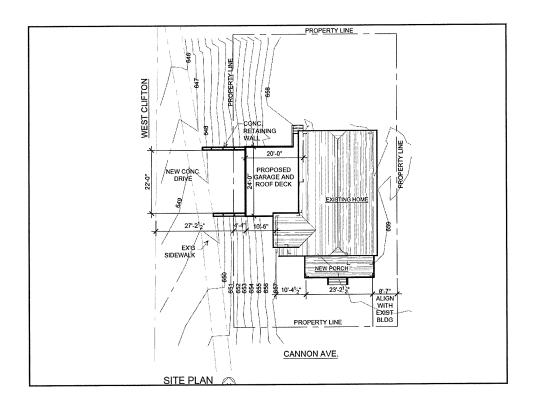


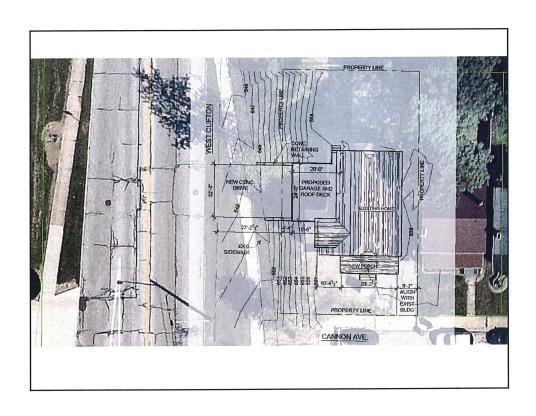




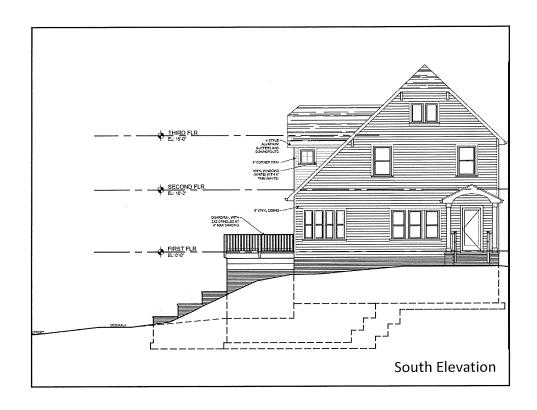


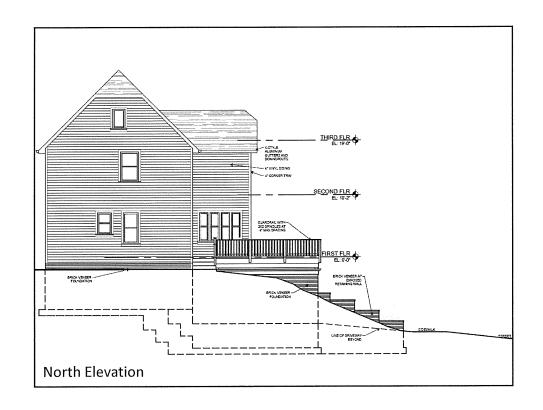
ARCHITECTURAL BOARD OF REVIEW 1297 West Clifton Boulevard Docket No. 12-95-17 \mathbf{R} (formerly 17852 Cannon Street) Darren Mancuso () Approve Relief Properties () Deny 20728 Carlton Court () Defer Strongsville, Ohio 44149 Applicant proposes modifications to plans approved in May 2017 for a new front porch, new deck and new 2 car garage. (Page 16) Andrew Erker, ACE Design, representative was present to explain the request. The Board members disapproved of a privacy fence around a deck; they liked the railing approved at the November meeting. Public comment was taken. City administration said some of the issues would be addressed at the Board of Zoning Appeals meeting on December 21, 2017. Survey pins were required before driveway permits would be issued. A motion was made by Mr. Robar, seconded by Mr. Evans to APPROVE the request with the following stipulations: The porch railing is approved as per the rendering dated November 22, 2017, and The driveway as shown and confirmed by the Building Commissioner. All of the members voting yea, the motion passed.

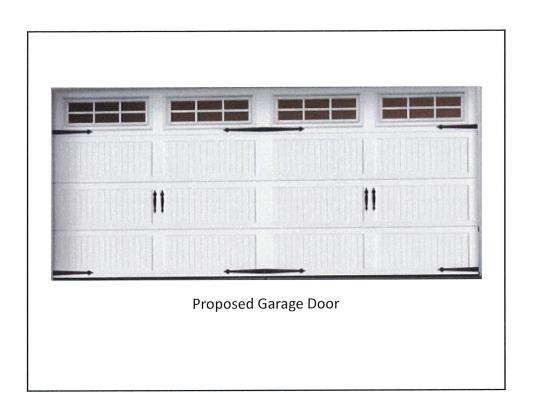




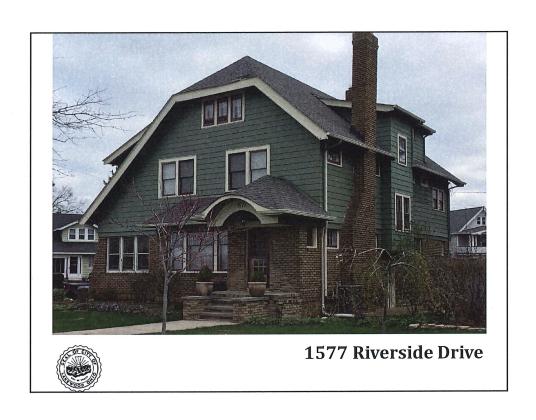


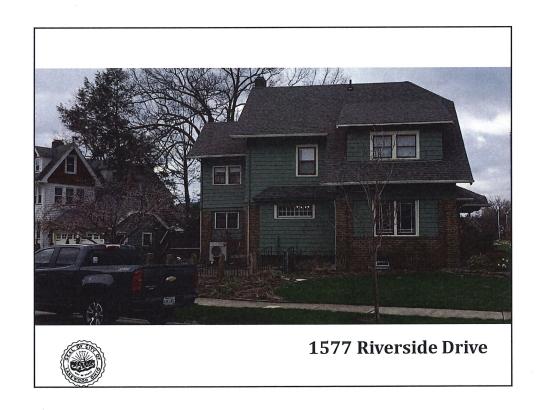


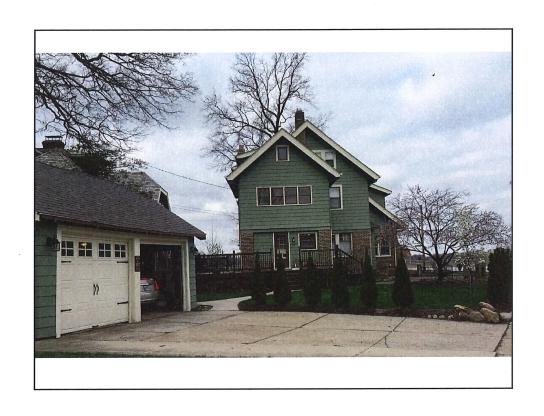




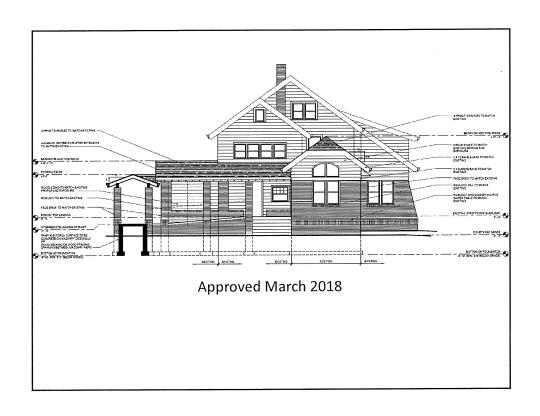


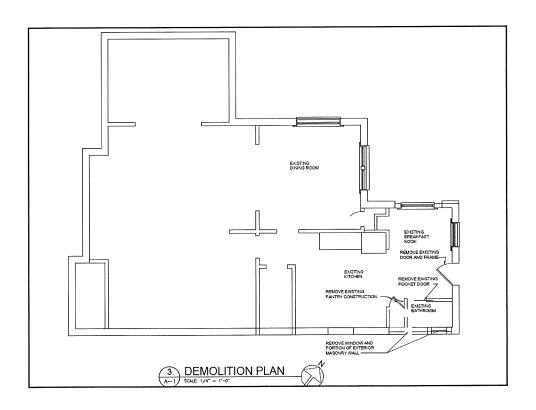


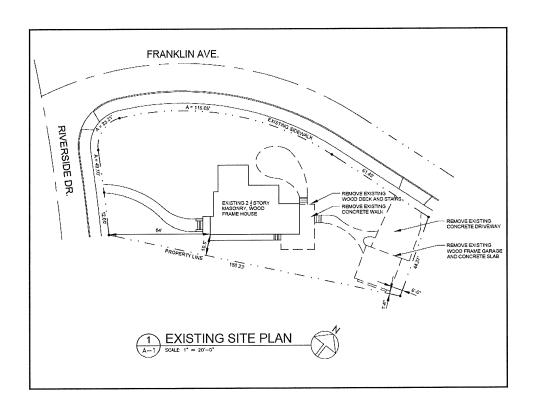


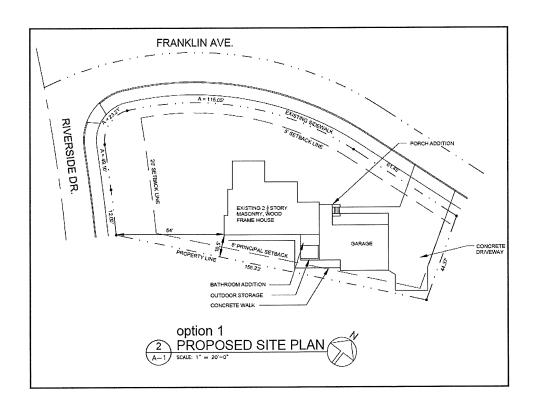


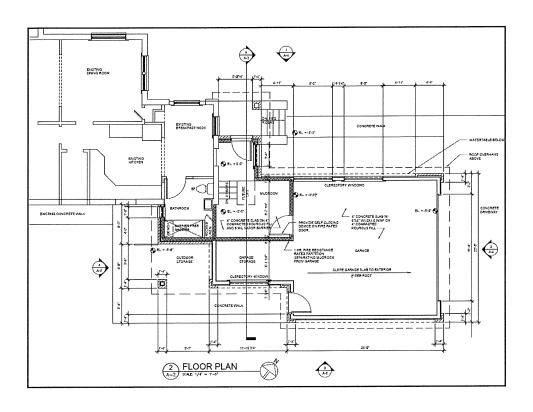


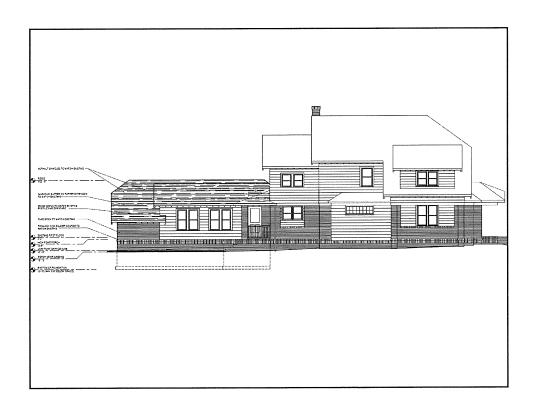


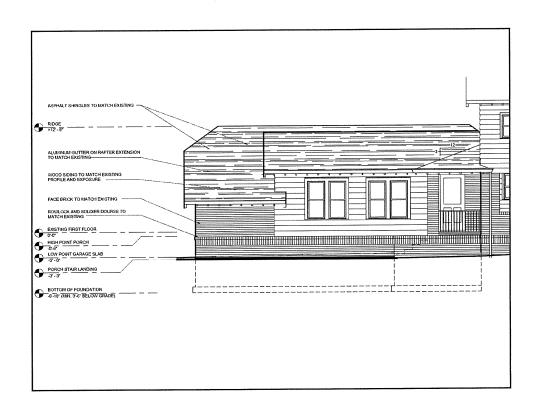


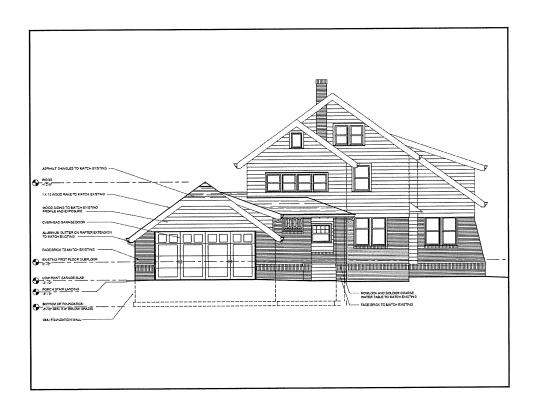


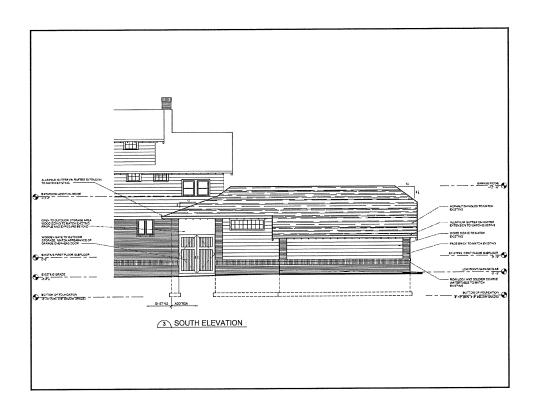


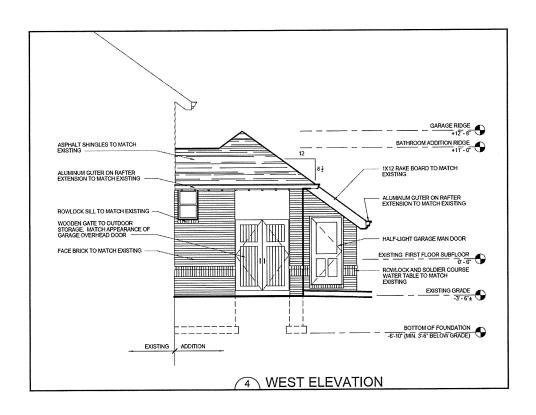


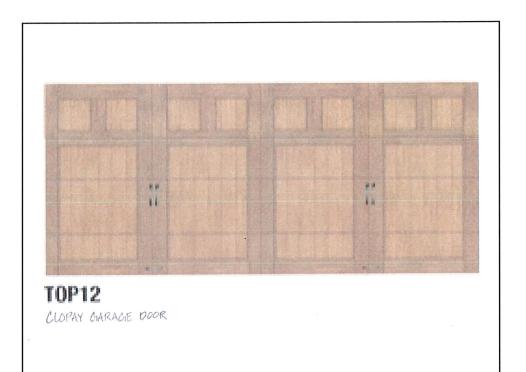




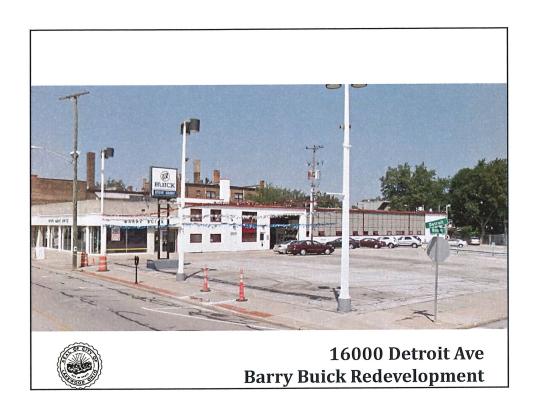


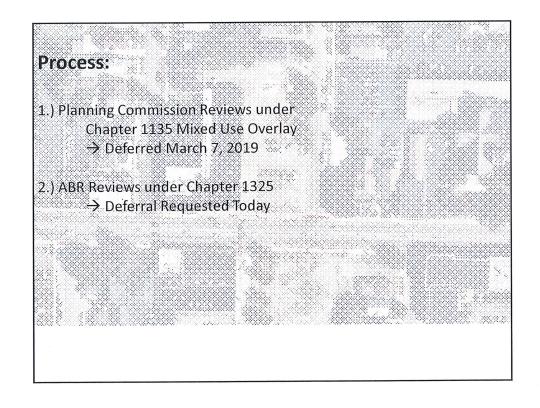






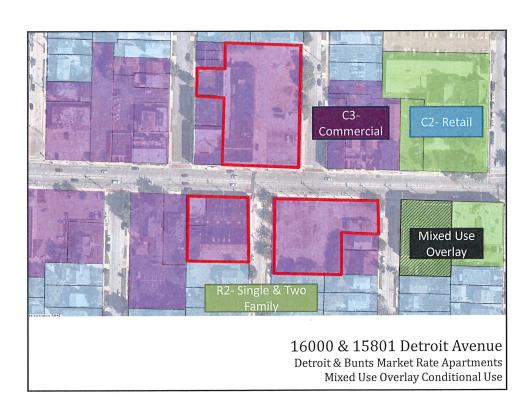






1135 Mixed-Use Overlay

- (c) A Mixed Use Overlay District should offer one (1) or more of the following advantages:
- (1) Designs in residential and commercial areas that reflect the City's development and planning policies as set forth in this Code and that are consistent with the Vision.
- (2) Designs that are intended to encourage flexibility, innovation, and creativity in site and development design by allowing the mixing of permitted uses and/or modification or variation from otherwise applicable zone district and development standards.
- (3) Designs which encourage a mix of retail, service, office, housing, live-work units, and public activities to coexist in a manner that reflects human scale and emphasizes pedestrian orientation, taking advantage of the vitality that mixed uses can bring to the community.



Mixed Use Overlay District



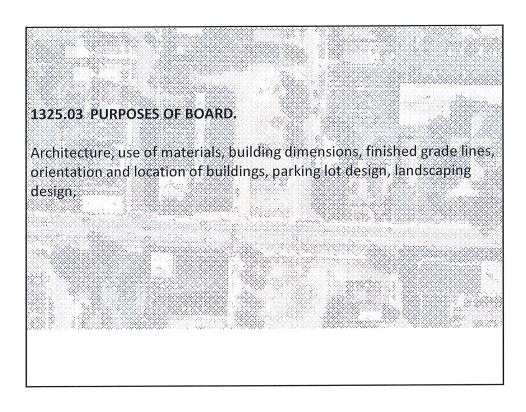
2005

- 5500 sq. ft. commercial space
- 11 condos

2019

- 4030 sq. ft. commercial space
- 150 apartments



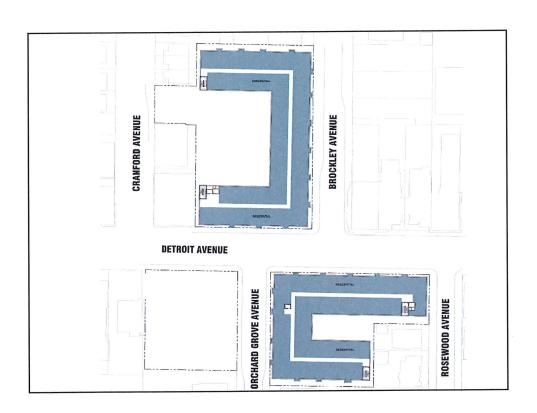














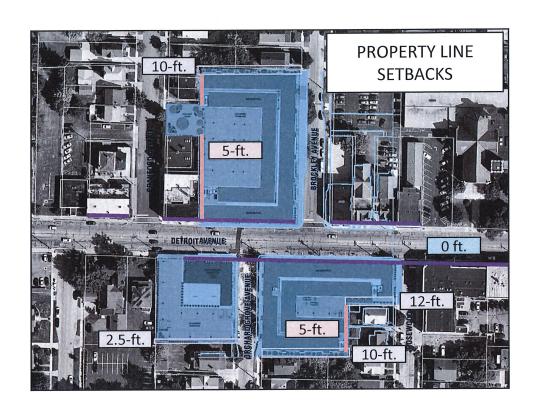


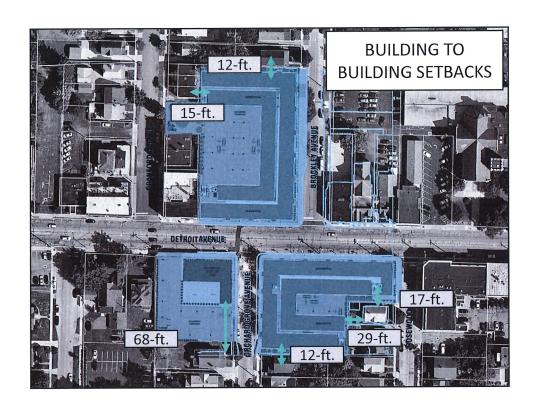


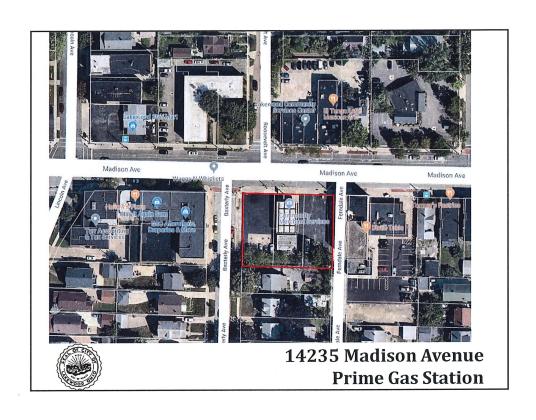


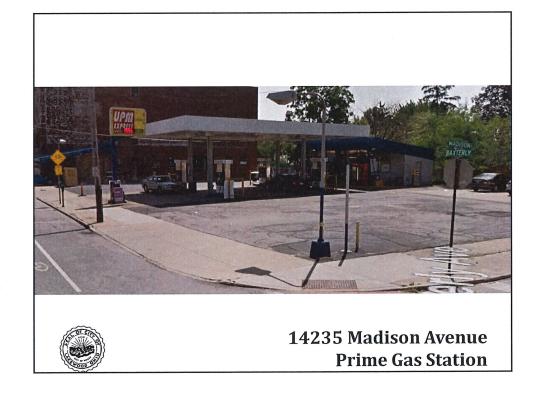








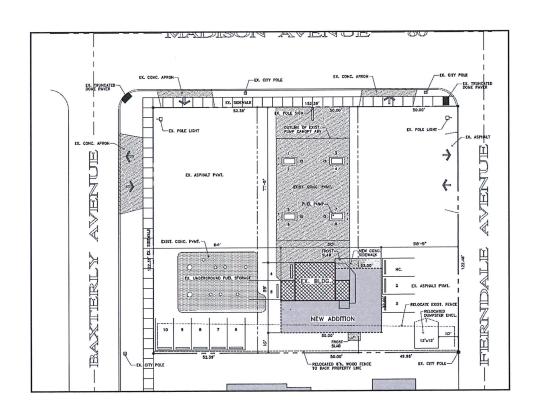


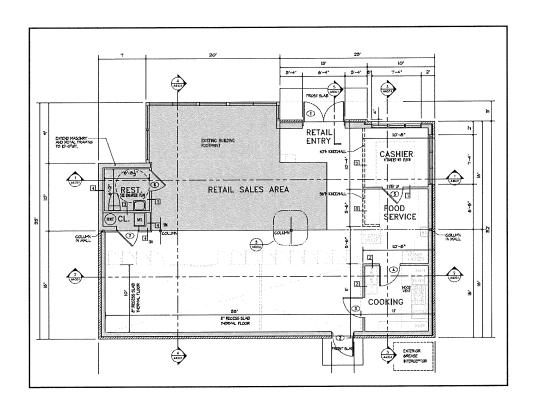


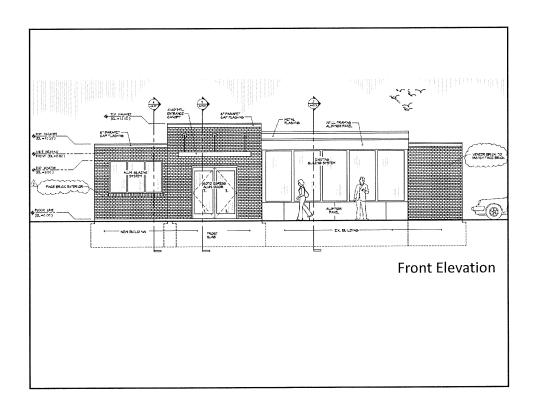


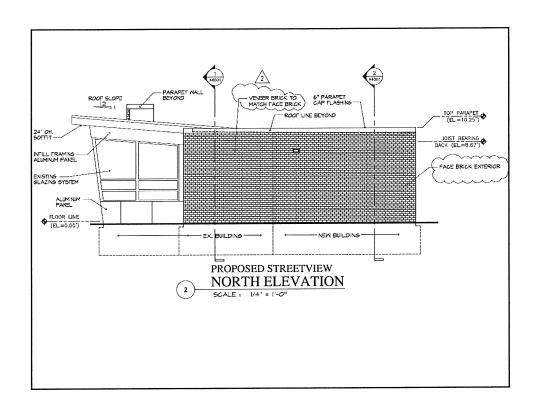


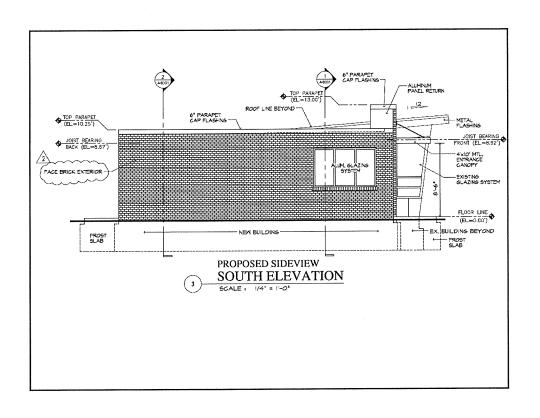


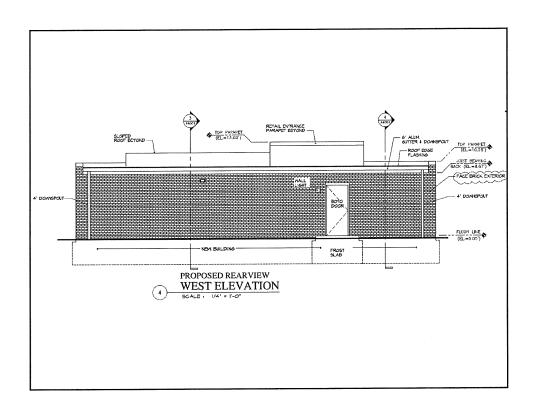


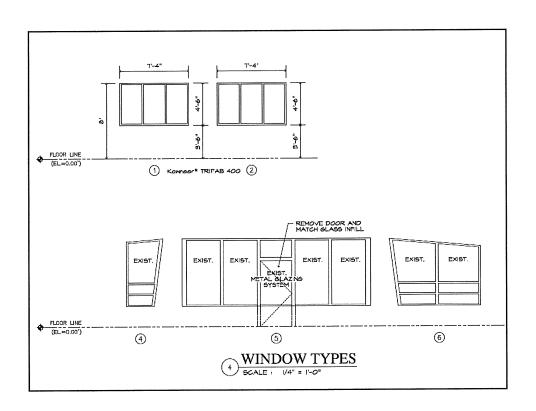


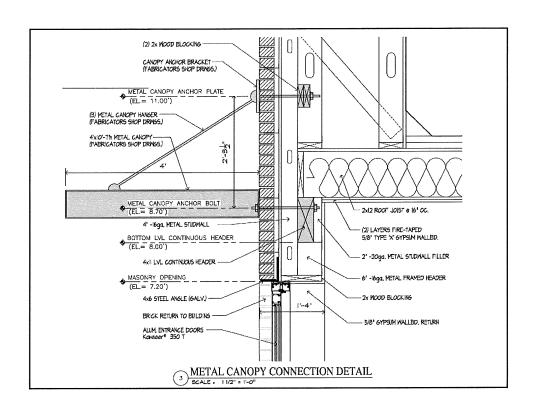


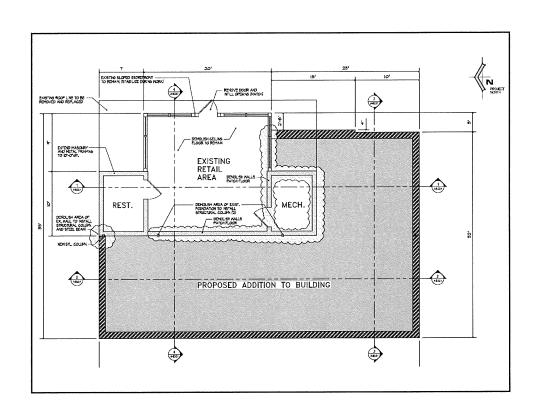


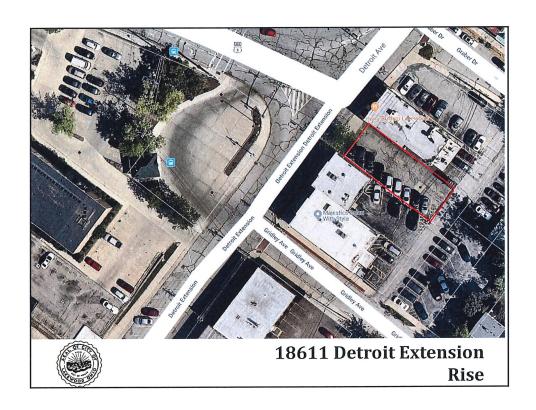


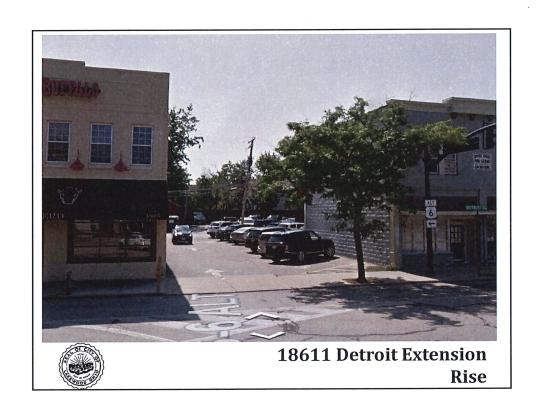
















Presentation Separate File

